Saint Paul Planning Commission

City Hall Conference Center Room 40 15 Kellogg Boulevard West

Action Minutes

August 19, 2011 8:30 - 11:00 a.m.

I. Approval of minutes of August 5, 2011.

<u>MOTION</u>: Commissioner Reveal moved approval of the minutes of August 5, 2011. Commissioner Thao seconded the motion. The motion carried unanimously on a voice vote.

- II. Chairs Announcements
- **III.** Planning Directors Announcements
- **IV.** Zoning Committee

STAFF SITE PLAN REVIEW – List of current applications. (Tom Beach, 651/266-9086)

Two items came before the Site Plan Review Committee on Tuesday, August 16, 2011. West Side Flats located at 84 Wabasha Street South, 168 unit apartments with retail and covered parking; and the Schmidt Brewery Redevelopment located at 882 West 7th Street, 250 artist loft apartments and 13 new townhome units.

Three items to come before the Site Plan Review Committee on Tuesday, August 23, 2011. Crosby-Elway parking lot located at 2412 Shepard Road West, 12 car parking lot using pavers, removal of Crosby Lake Road, install trail and area for kiosk; Como Park Japanese Garden Experience located at 1225 Estabrook Drive, a new building entrance to Japanese Garden; and the Penfield – Mixed use development located at 100 – 11th Street East, 29,697 sq. ft. Grocery and 253 apartments.

OLD BUSINESS

#11-250-250 Dram Investment LLP – Re-establishment of nonconforming use as a car wash. 1340 7th Street West between Mercer and Victoria. (*Ryan Kelley*, 651/266-6562)

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to approve the re- establishment of legal nonconforming use subject to additional conditions. The motion carried unanimously on a voice vote.

#11-250-154 HRA (765 Edgerton) – Re-establishment of nonconforming use as a triplex. 765 Edgerton Street between Bush and Reaney. (Sarah Zorn) 651/266-6570)

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to approve the re- establishment of legal nonconforming use subject to additional conditions. The motion carried unanimously on a voice vote.

NEW BUSINESS

#11-252-494 Dee Vang – Re-establishment of nonconforming use as a 4 plex. 342 Bates Avenue SE corner at 5th. (*Matt Wolff*, 651/266-6708)

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to approve the re- establishment of legal nonconforming use subject to additional conditions. The motion carried unanimously on a voice vote.

#10-915-026 Culvers – Conditional Use Permit for a fast food restaurant with drive-through service, and modification of standards for ingress and egress on Pascal Street. (Anton Jerve, 651/266-6567)

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried 13-1 (Ochs) on a voice vote.

#11-251-397 (#10-909-016) Midway Commons – Site Plan Review for renovation of two existing commercial buildings, addition of drive-through sales and service, and parking lot reconfiguration. 1489 University Avenue West. (*Tom Beach*, 651/266-9086)

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to approve the site plan review subject to additional conditions. The motion carried unanimously on a voice vote.

- V. <u>Historic Preservation in Saint Paul</u> Informational presentation on work of Heritage Preservation Commission and staff. (*Christine Boulware*, 651/266-6715)
- VI. Comprehensive Planning Committee
- VII. Neighborhood Planning Committee
- **VIII.** Transportation Committee
- IX. Communications Committee
- X. Task Force Reports
- XI. Old Business

XII. New Business

XIII. Adjournment

Information on agenda items being considered by the Planning Commission and its committees can be found at www.stpaul.gov/ped, click on Planning.

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.